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MINUTES FOR RESTORATION ADVISORY BOARD MEETING HELD 8 NOVEMBER 1995
KANSAS CITY MO
11/8/1995
RICHARDS GEBEUR AIR FORCE BASE

DEPARTMENT OF THE AIR FORCE
AIR FORCE BASE CONVERSION AGENCY

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MEMORANDUM FOR DISTRIBUTION

FROM: OLQ, AFBCA
15471 Hangar Road
Kansas City, Missouri 64147-1220

SUBJECT: Meeting Minutes of the Restoration Advisory Board (RAB)

1. Place: Calvary Bible College, 15800 Calvary Road, Kansas City, Missouri
2. Date and Time: November 8, 1995; 7:00 p.m.
3. Co-Chairmen: William V. Powell and P. Mark Esch
4. RAB Members Present:
William V. Powell
P. Mark Esch
Robert Lodato
5. Others Present:
Randall Maley, Missouri Department of health
George Cornwell, U. S. Corps of Engineers
Wayne Mizer, Dames & Moore
J. Jeff Hancock, Kansas City Department of Aviation
David Malecki, Kansas City Department of Aviation
Glenn Golson, Missouri Dept. of Natural Resources
Robert Koke, EPA
Robert Zuiss, AFBCA
Dr. Tom Pierce

6. Introduction: Mr. Lodato welcomed all present to the quarterly RAB meeting and introduced Mark Esch, BRAC environmental coordinator, and W. V. Powell, RAB community co-chair. Also introduced were Glenn Golson and Randy Maley.

7. Mr. Lodato asked if there were any corrections to be made to the August 9, 1995, RAB minutes. No corrections were requested; however, Dr. Pierce indicated he never received a copy. Mr. Lodato will make sure Dr. Pierce receives a copy.

8. Mr. Esch gave a report on projects in progress and planned projects. At Site 9 there are open comments on the final report from the Missouri Department of Natural Resources that are being worked on regarding a preliminary assessment and site inspection. Some contaminated soils were found when digging was being done, and the report basically says no further investigation is required for the site for the soils. However, ground water needs to be addressed. A project with an approved work plan is in the works for the ground water to be investigated.

At the drainage pond there are some open comments from the Missouri Department of Natural Resources that still need to be resolved on the final document. A final report is expected soon, and one of the items in that document is a no-further-action for that site based on the health analysis performed during the study.

The underground storage tanks that were discussed during the August 9, 1995, meeting have been removed. A draft report of the tank closure is in view at this time.

Mr. Esch showed a map of the central part of the base which highlighted areas of concern. One area was an oil/water separator which had discharged to the surface. Samples will be collected soon. There were also sites of underground storage tanks, a section of parking lot where gas fumes were found, an area prone to spills from aircraft, and another oil/water separator that discharged to the surface for 20 years.

Mr. Harcock asked about the two storage tanks noted on the map. Mr. Esch explained one was a waste oil tank and one was a fuel oil tank that had been removed in 1989. Samples were taken, and

there is question regarding what kind of samples were run. Analysis numbers do not match up with EPA numbers or MDNR numbers.

Mr. Esch mentioned that the POL yard site cleanup was discussed extensively at the BRAC cleanup meeting on November 1, 1995. The Missouri Department of Natural Resources, in conjunction with Missouri Department of Health, have established some cleanup levels for industrial-type use. Some demolition work and characterization will be commenced in the first phase. The second phase cleanup will be based on the results from the first phase. The preliminary results from the characterization for the treatability of these materials is that some of the samples that were collected exceed the industrial levels that MDNR had given, particularly in the area of polynuclear aromatics, those hydrocarbons that have three or more benzene rings. One of the samples came back with quite a bit of petroleum as expected, but the samples appear to be within the parameters that could be cleaned up using a land farm operation.

It is being explored to clean up the area to residential cleanup standards that were established and are proposed in a rule developed by the health department. A draft work plan is being reviewed for an upcoming project to close out the IRP site that was a former pump house that fueled aircraft in an area shown by Mr. Esch on the map. There were four large underground storage tanks of 25,000 gallons each.

A trench excavation site shown by Mr. Esch was discussed. Liquid fuels about one-inch thick were found that had floated into the trench. Comments should be in by December 20 on the work plan for the site. The source of the fuel is unknown because it was near the surface. There was an underground storage tank nearby, but it was deeper. The fuels found are thought to be from a surface spill. Borings in the area were found to have traces of contamination but none that warranted addressing.

In spring of 1996 ground water studies at several sites will be performed. The work plan has been coordinated through MDNR, and the Air Force Center for Environmental Excellence technical people are reviewing the plan.

A drainage area pointed out by Mr. Esch will also be studied in the spring of 1996. Some initial samples showed solvent byproducts, and further samples will determine what it is. As a part of the closure process on the base there will be an assessment of the condition of the asbestos-containing building materials in all of the buildings on the base with the exception of those that have been previously cleared of any asbestos-containing materials.

A project study in the Belton training complex area will probably be delayed. The former owner, the Air Force Reserve, has not been able to get funding for the project, and the winter will prevent the contractor from getting out in the field. Mr. Esch then discussed areas on a slide which indicate the present condition that the BRAC cleanup team has categorized. He mentioned that at the next meeting of December 6, 1995, they will be further categorizing the parcels and find out which are ready for transfer. A proposal has been made to MDNR and EPA. Parcel C is ready for transfer and has not had any contamination that could be found in the records, storage of hazardous materials, and no underground storage tanks.

9. Mr. Bob Zuiss gave a presentation regarding the remediation of a leak found in the old underground fuel pipeline. Mr. Zuiss was the daily inspector during the remediation. The pipeline ran from the POL yard to a refueling area and had been inactive for 15 to 20 years. As a part of the phase-down in the 1990s an investigation was done. The underground line was pressurized, and a leak was determined. Mr. Zuiss presented a map showing the location of the leak. During the summer of 1995 the contaminated area was remediated, and Mr. Zuiss showed slides taken by Dames and Moore during the remediation.

Three monitoring wells were put in to try to determine any contamination that spread from the point of the leak. The excavation was dug to the exposed fuel line. The excavation expanded as PID tests were taken until the target of 200 parts per million total petroleum hydrocarbons was reached. The contaminated soil was removed to a special waste landfill. Clean soil was replaced and more was brought in from an adjacent area. Grass seed was then placed with straw on top.

Dr. Pierce asked about contents of the soil samples. Mr. Zuiss said the test results were verified and are part of the final closure plan. Mr. Esch said they check for all volatiles, benzene, ethylbenzene, toluene and xylene.

Mr. Golson commented on the project. He pointed out that the project proceeded without concurrence of MDNR and with questions regarding cleanup levels. He stated that MDNR is now targeting specific chemicals, not just total petroleum hydrocarbons, which has generally been used by the underground storage tank unit of MDNR. MDNR does not feel this project should hold the guidelines of underground storage tanks.

Mr. Esch commented that under guidance from legal counsel and Washington it was felt that the site qualified as an underground storage tank under 40CFR280. It specifies that hydrant lines are conditionally exempt from the requirements with the exception of the response to fuel line breaks and the regulations require the Air Force to respond to hydrant breaks under underground storage tank regulations. He stated if they did not do so they would be in violation of the law which is why the Air Force proceeded to pursue this as an underground storage tank break.

Mr. Golson responded with information regarding the total petroleum hydrocarbon levels and other contaminants. MDNR went to the Missouri Department of Health to try to identify the compounds that were known to exist at the base and asked them to pick out the "bad actors," the toxic chemicals that make up the compounds, and identify those and furnish MDNR with cleanup levels for those chemicals. For the JP4 jet fuel, benzene and the BETX chemicals were identified, and for heating oil they contain PAH or polynuclear aromatic hydrocarbons. Those are the specific chemicals that have toxic values attached to them.

MDNR responded to the Air Force with information from the State of Missouri regarding any-use levels of these chemicals. Any-use levels are considered residential levels, homes can be built on the soil and children can be exposed to it. The Air Force said the levels were tight and may not be able to be reached. MDNR said they understood that because based on reuse of a major portion of the base as an airport, an industrial site,

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residential cleanup levels may not be needed. MDNR then attempted to calculate levels that would be protective of the environment and public in an airport/industrial scenario based on the fact that Kansas City as the reuse authority would continue to use the area as an airport for the next 30 years. Those levels were created by Mr. Maley and presented to the Air Force. The Air Force then said they did not feel the industrial levels are protective enough and requested cleanup at residential levels.

Mr. Esch responded that from the existing set of analyses on the bad actors that MDNR/MDOH sent, analytically speaking the site now meets the Missouri Department of Health's levels for residential. They recently found out with some new analysis that closer to the tanks there is some soil which exceeds industrial levels.

Mr. Golson continued that last week for the POL yard specifically the TPH would be used as a screening level, but the real cleanup levels will be the any-use soil levels. He also said MDNR hopes to have the levels be used for the entire site rather than using them for specific sites.

Mr. Golson also explained conditional controls that were placed with the levels. In transmitting the levels to the Air Force, MDNR said they could clean up to higher levels, leave more contamination in the ground, but MDNR would require institutional controls which could be anything from fences to restricted access to deed restrictions, caveats and others. The Air Force feels it would be better to clean the property to the appropriate levels and not have conditional controls.

10. Mr. Golson introduced Mr. Randy Maley from the Department of Health Services who was present to address cleanup levels that were established for Richards-Gebaur. He discussed a list of toxic chemicals and cleanup levels that have been established for those chemicals found at the base. Mr. Esch asked if a public comment period was scheduled, and Mr. Maley stated the draft has been circulated internally and they're not sure if a public hearing is going to be held in conjunction with it.

Mr. Maley gave a history of how environmentalism became apparent in the 1960s and 1970s, including an area in Missouri called Times Beach, where Missouri was confronted with environmental issues. In 1983 the State of Missouri passed the Hazardous Waste Management law, and part of that law started something called the Readiness Group. A registry exists which lists properties known to have hazardous waste. There are deed notifications and deed restrictions which require the owner to at least obtain the permission of the Department of Natural Resources before selling the property or making major changes in the land use. He explained how some of the levels for chemicals were derived.

Dr. Pierce commented that what is going to really matter with all these toxic levels is the health of the public. He stated he was pleased with the decision for any-use levels at the POL yard site first and that the public will be interested in seeing what levels are used for future sites.

11. Mr. Lodato summarized that the Air Force is trying to move forward with the cleanup of the sites at the base and looks forward to public comment. Mr. Esch said at the next RAB meeting many sample results and analyses will be available for presentation.

12. The next RAB meeting is scheduled for the second Wednesday in February, 1996. A special RAB meeting may be called before then to present cleanup levels for the POL storage yard.

13. Mr. Lodato thanked everyone for attending and participating, and the meeting was adjourned.